

This is a PARTIAL SAMPLE

Any Developers, Builders, Businesses or Investors interested in seeing a hard copy of our complete marketing kit please contact the following:

City of Beloit Economic Development Department
100 State Street
Beloit, WI 53511
Phone: 608-364-6610
Fax: 608-364-6756
Email: MarkhamM@ci.beloit.wi.us

THANK YOU!

Beloitworks

greater beloit, wisconsin



MUNICIPAL SERVICES/COMMUNITY INFORMATION CONTACTS



GOVERNMENT

Council—Manager (Since 1929)
City Council—7 at-large members
Property Tax Base—\$1,162,391,020

POLICE & FIRE PROTECTION

Full-Time Police Officers.....77
Police Civilians.....18
Full-Time Firefighters.....61
Municipal Fire Stations.....3
Fire Insurance Classification.....3
Countywide 911.....Yes



REGULATIONS

Municipal Comprehensive Plan?.....Yes
Municipal Zoning Ordinance?.....Yes
Municipal Subdivision Ordinance?.....Yes
Administrative Site Plan Review?.....Yes
State Building Code?.....Yes

CITY AMENITIES

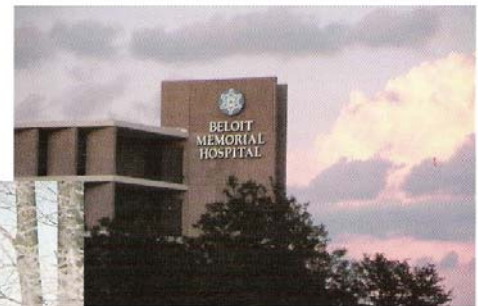
Public Parks.....22
Golf Courses.....2*
 *(one public, one private)
Private Country Club.....18 holes
Public Outdoor Pools.....1
Tennis Courts.....14
Paved Trails or Shoulders on Roads.....4.5 miles
Rivers: The Rock River has 3,467 sq. mi. of surface area

CLIMATE

	Feb.	May	Aug.	Nov.
Avg. Daily Max. (F°)	32°	71°	81°	46°
Avg. Daily Min. (F°)	14°	47°	60°	29°
Avg. Precipitation	1"	4"	4"	3"
Avg. Snowfall	7"	0	0	2"
Avg. Wind Speed	11mph	11mph	9mph	11mph
Avg. Wind Direction	WNW	South	South	South

HEALTH CARE

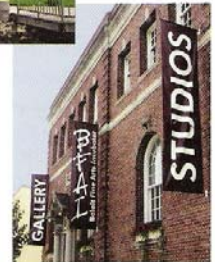
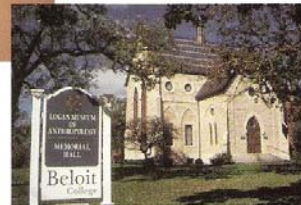
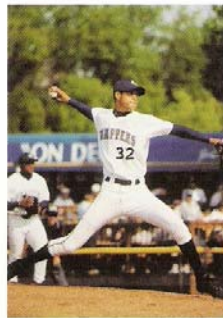
Beloit Memorial Hospital—three locations in Beloit
UW Hospitals—Madison, WI
SwedishAmerican Hospital—Rockford, IL



CITY OF БЕЛОIT 100 State St, Beloit WI 53511 P 608-364-6748 F 608-364-6756 www.ci.beloit.wi.us

ATTRACTIONS

Angel Museum
 Hanchett-Bartlett Homestead
 Logan Museum of Anthropology
 Water Works Pump House
 Beloit College Campus
 Beckman Mill
 Lincoln Center Museum
 Wright Museum of Art
 Stone Water Tower
 Beloit Civic Theatre
 Beloit Snappers
 (Class A Minor
 League Baseball)
 Beloit Riverfront
 -Riverfest
 -Summer Concerts
 -Festivals
 New Court Theatre
 Beloit Symphony Orchestra
 Beloit Fine Arts Incubator



CONTACTS

City of Beloit
 Economic Development Director
 100 State Street
 Beloit, WI 53511
 608-364-6748 (Fax: 364-6756)
www.ci.beloit.wi.us

Downtown Beloit Association
 400 E. Grand Avenue, Suite 308
 Beloit, WI 53511
 608-365-0150 (Fax: 365-9170)
www.downtownbeloit.org

**Chamber of Commerce
 of Greater Beloit**
 520 E. Grand Avenue
 Beloit, WI 53511
 608-365-8835 (Fax: 365-9345)
www.greaterbeloitcommerce.com

VisitBeloit
 Beloit Convention and Visitors Bureau
 1003 Pleasant Street
 Beloit, WI 53511
 608-365-4838 (Fax: 365-6850)
www.visitbeloit.com

Rock County
 Rock County Planning & Development
 51 S. Main Street
 Janesville, WI 53545
 608-757-5598 (Fax: 757-5586)
www.rockcounty.org

State of Wisconsin
 Department of Commerce
 201 W. Washington, PO Box 7970
 Madison, WI 53707
 608-266-1018
www.commerce.state.wi.us

Beloitworks
Greater Beloit Association

CITY OF БЕЛОИТ 100 State St, Beloit WI 53511 P 608-364-6748 F 608-364-6756 www.ci.beloit.wi.us

UTILITY SERVICES



WATER

City of Beloit

Billing Department—(608) 364-2888

Water Supply (Wells):.....8
Avg. Daily Pumpage (2002):.....6.43mgd
Avg. 10 Year Peak Day Pumpage:.....10.8mgd
Elevated Water Storage:.....2.25mg

ELECTRIC/GAS

Alliant Energy (608) 252-5733

TELECOMMUNICATIONS

Phone: Ameritech (SBC)—(800) 924-3366

Cellular Phone: A variety of regional and national providers cover the Beloit area.

Internet: A variety of regional and national access providers provide high speed/dial up services in the Beloit area.

SANITARY WASTE WATER TREATMENT

Type and Location of Plant:

Advanced—secondary, City of Beloit

Information—(608) 364-2888

Design Flow:.....11.3mgd
Current Flow:.....6mgd
Peak Flow:.....22.4mgd
Design BOD Load:.....37,200 lbs/day
Design TSS Load:.....20,660 lbs/day
Design Ammonia Load:.....2780 lbs/day
Current Capacity.....40%

RATE COMPARISONS

EDISON ELECTRIC INSTITUTE
AVERAGE MONTHLY INDUSTRIAL ELECTRIC BILLS
Rates in Effect January 1, 2003 • Billing Demand (kW) and Consumption (kWh)

	75 kW		75 kW		1,000 kW		1,000 kW	
	30,000	¢/kWh	50,000	¢/kWh	200,000	¢/kWh	400,000	¢/kWh
ILLINOIS								
Commonwealth Edison Company	\$2,195	\$0.0732	\$3,448	\$0.0689	\$14,247	\$0.0712	\$24,934	\$0.0623
Illinois State Average	\$1,580	\$0.0530	\$2,412	\$0.0482	\$13,175	\$0.0659	\$18,887	\$0.0472
Wisconsin State Average	\$1,802	\$0.0603	\$2,808	\$0.0522	\$14,566	\$0.0727	\$20,920	\$0.0523
Savings In WI - The State Average vs. Commonwealth Edison Company	18%		24%		N/A		16%	
WISCONSIN UTILITY AVERAGES								
Madison Gas & Electric Co.	\$1,830	\$0.0610	\$2,652	\$0.0530	\$15,157	\$0.0757	\$22,250	\$0.0556
Northern States Power Co.	\$1,654	\$0.0518	\$2,202	\$0.0440	\$13,701	\$0.0685	\$20,121	\$0.0503
We Energies	\$2,113	\$0.0704	\$2,861	\$0.0522	\$16,217	\$0.0810	\$21,699	\$0.0542
Alliant - Wisconsin Power and Light	\$1,704	\$0.0568	\$2,415	\$0.0483	\$15,548	\$0.0777	\$21,376	\$0.0534
Wisconsin Public Service Corp.	\$2,053	\$0.0684	\$3,405	\$0.0681	\$11,877	\$0.0593	\$16,932	\$0.0423
OTHER MIDWESTERN STATE AVERAGES								
Indiana	\$1,776	\$0.0592	\$2,494	\$0.0488	\$15,190	\$0.0759	\$21,596	\$0.0539
Iowa	\$1,459	\$0.0486	\$1,943	\$0.0388	\$11,203	\$0.0560	\$17,361	\$0.0434
Michigan	\$2,053	\$0.0684	\$2,951	\$0.0590	\$15,932	\$0.0796	\$23,285	\$0.0582
Minnesota	\$1,631	\$0.0543	\$2,297	\$0.0459	\$13,682	\$0.0684	\$20,004	\$0.0500
Missouri	\$1,388	\$0.0467	\$1,994	\$0.0398	\$10,989	\$0.0549	\$16,746	\$0.0418
Ohio	\$1,742	\$0.0580	\$2,287	\$0.0457	\$15,134	\$0.0766	\$21,313	\$0.0532

*Reprinted from TYPICAL BILLS AND AVERAGE RATES REPORT by EDISON ELECTRIC INSTITUTE, Winter 2003.

LABOR FORCE/BUSINESS SERVICES



UNEMPLOYMENT

Local Area Unemployment Statistics (LAUS)

Query Results for Beloit City in 2002

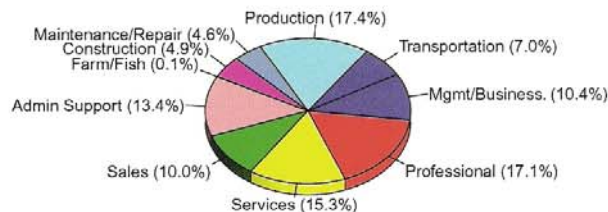
Labor Force	17,662
Employed	15,815
Unemployed.....	1,847
Rate (%).....	10.45

Source: Division of Workforce Development

WAGE RATES

Job Title.....	Rate
Accountants & Auditors.....	\$22.11
Teachers.....	\$22.89
Health Care Practitioners.....	\$11.00
Registered Nurses.....	\$20.79
Managers	\$25.01
Data Entry Keyers.....	\$11.66
Exec. Secretaries & Administrative Assistants.....	\$13.93
Sales Reps.....	\$18.93
Child Care Workers.....	\$7.18
Janitors & Cleaners, Except Maids.....	\$10.22
Auto Service Tech. & Mechanics.....	\$16.96
Maintenance Workers, Machinery.....	\$16.38
Machine Operators.....	\$12.46
Packers & Packagers (hand).....	\$12.15
Plant Laborers.....	\$13.03
Team Assemblers.....	\$12.63
Truck Drivers, Heavy & Tractor Trailer.....	\$16.11
Welders, Cutters, Solderers & Brazers.....	\$14.99

2003 Employed 16+ by Occupation



ECONOMIC DEVELOPMENT INCENTIVES

Community Development Zone Incentives

The City of Beloit currently is host to one of the 21 Community Development Zones in the State of Wisconsin. Essentially what that means is that companies that locate or expand in the Zone are eligible to receive tax credits against Wisconsin income tax for creating new jobs. For each job created and held by a Wisconsin resident, we can provide a State income tax credit of between \$4,000 and \$8,000 per full-time position created. For the purposes of this tax credit, a 'new' job means new to the State of Wisconsin, not necessarily new to your company. State income tax credits can be carried forward up to 15 years. These credits are available in the Beloit Industrial Park and City Center sites only.

Beloit Development Opportunity Zone - Gateway

The Gateway project area is able to offer a unique incentive to companies that locate or expand there. Like the CDZ mentioned above, companies are eligible to claim tax credits for job creation for full-time employees who are Wisconsin residents. Credits generally range between \$4,000 and \$8,000 per FTE created. In addition, companies located and conducting economic activity in the Development Zone will be eligible to claim State income tax credits for capital investments. These credits can be applied at 3% against the purchase price of real estate, personal property or construction costs. These credits can be carried forward for up to fifteen years. These credits are available in the Gateway only.

Capital Ideas Technology Zone

The City of Beloit is poised to offer this new State assisted incentive, which was developed to promote the development and expansion of high technology businesses in Beloit's I-90 Industrial Park and City Center. A high technology business is defined as a business that is identified as part of a target cluster and as a knowledge-based business or a business that utilizes advanced technology production processes, systems, or equipment. The target industry clusters for this zone are: Biotechnology, Business Services, Food Processing, Industrial Machine Technology and Instrument Manufacturing, Plastics, and Transportation equipment. Businesses engaged in these activities may be eligible to receive Wisconsin Income Tax credits based on job creation and overall private investment.

LABOR FORCE/BUSINESS SERVICES, CONT.

Industrial Revenue Bonds

The City of Beloit can assist in obtaining industrial revenue bonds for your new construction and new equipment purchases for a facility in Beloit. Industrial revenue bonds are tax exempt and interest rates run about 75% of market rate for financing. Current IRB interest rates are in the 5.5% to 7.0% range on a fixed rate for up to 20 years.

SBA 504 Financing

If for some reason industrial revenue bonds are not a financially feasible option for your use, perhaps we can assist you in obtaining SBA 504 financing for the real estate and depreciable equipment purchases required in such a move. SBA 504 financing requires only a 10% equity ingestion on the part of the company with 50% coming from a primary financing institution, and the balance of 40% coming from a federal government issued debenture obtained through the State 504 organization. The 40% debenture takes an automatic second position behind your primary lender and is fixed for up to 20 years at interest rates that are comparable to IRB rates. The only caveat with SBA 504 financing is that it usually is not available to start-up companies, but each case is considered differently.

City of Beloit Revolving Loan Fund

The City of Beloit administers a Revolving Loan Fund geared towards businesses that create new jobs and tax base within the City. This program can provide up to 30% of your initial financing needs for real estate and depreciable assets and will take an automatic second position behind your primary financing provider with an interest rate of 70% of the rate charged by primary lending institutions. The terms are dependent on the collateral used to secure the loan but can range from five to twenty years for repayment. Funds are limited.

BEDC Multi Bank Loan Pool

The City of Beloit's Economic Development Corporation has worked with M & I Bank, First National Bank, Blackhawk State Bank, and First American Credit Union to establish a joint economic development Multi Bank Loan Pool. This fund was designed to assist in financing projects in the City of Beloit that will result in significant job creation, and/or investment. Applications for this fund are required to meet conventional underwriting banking requirements.

Customized Labor Training Program

The State of Wisconsin has a Customized Labor Training Program (CLT) that can provide approximately \$2500 in training funds for each new position created in manufacturing and new technology. If the jobs are new to the State of Wisconsin, such funding can be made available to the business.

Job Training Grant

A new grant has been made available in the State of Wisconsin for small employers that can provide up to \$10,000 for job training. This program is called the "Business Employee's Skills Training" (BEST) program and detailed information can be accessed by going through the web page for the Wisconsin Department of Commerce at www.commerce.state.wi.us. As indicated, businesses located within a Development Zone will have higher priority in obtaining such funding.

Cost of Electrical Power

Without any incentives, the purchase of electrical power will generally be as much as 40% cheaper in Alliant Energy territory over that of Commonwealth Edison. You and your company will have to negotiate in advance with Alliant Energy to determine what the actual cost of power will be.

Barrier Free Development Process

The City of Beloit will "fast-track" all review processes within its control and be ready to issue permits for construction immediately upon securing site control.

DEMOGRAPHIC/ECONOMIC DATA



POPULATION (GREATER BELOIT)	
2000 Total Population	88,271
2003 Total Population	91,089
2008 Total Population	94,826

HOUSING

2000 Housing Units	34,815
Owner Occupied Housing Units	70.5%
Renter Occupied Housing Units	24.1%
Vacant Housing Units	5.4%
2003 Housing Units	36,620
Owner Occupied Housing Units	69.7%
Renter Occupied Housing Units	23.5%
Vacant Housing Units	6.9%
2008 Housing Units	39,270
Owner Occupied Housing Units	68.9%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	8.1%

Median Household Income

2000	\$45,586
2003	\$49,076
2008	\$54,780

Median Home Value

2000	\$94,383
2003	\$112,007
2008	\$140,812

Per Capita Income

2000	\$20,379
2003	\$22,502
2008	\$26,307

Median Age

2000	36.0
2003	36.9
2008	38.3

2000 HOUSEHOLDS BY INCOME

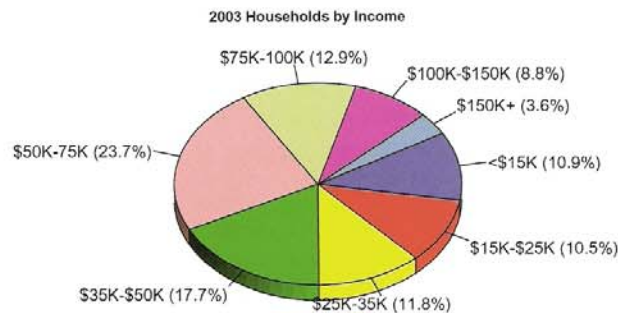
Household Income Base 33,027

< \$15,000	12.1%
\$15,000 - \$24,999	11.6%
\$25,000 - \$34,999	13.4%
\$35,000 - \$49,999	17.9%
\$50,000 - \$74,999	24.1%
\$75,000 - \$99,999	11.5%
\$100,000 - \$149,999	6.6%
\$150,000 - \$199,999	1.6%
\$200,000+	1.3%
Average Household Income	\$53,805

2008 HOUSEHOLDS BY INCOME

Household Income Base 36,093

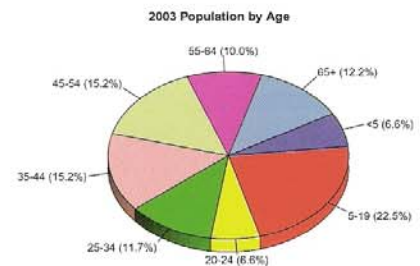
< \$15,000	9.4%
\$15,000 - \$24,999	9.0%
\$25,000 - \$34,999	10.1%
\$35,000 - \$49,999	15.8%
\$50,000 - \$74,999	23.4%
\$75,000 - \$99,999	13.4%
\$100,000 - \$149,999	13.6%
\$150,000 - \$199,999	2.8%
\$200,000+	2.6%
Average Household Income	\$68,440



2003 HOUSEHOLDS BY INCOME

Household Income Base 34,111

< \$15,000	10.9%
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	11.8%
\$35,000 - \$49,999	17.7%
\$50,000 - \$74,999	23.7%
\$75,000 - \$99,999	12.9%
\$100,000 - \$149,999	8.8%
\$150,000 - \$199,999	2.0%
\$200,000+	1.7%
Average Household Income	\$59,441



Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding. Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2003 and 2008.

TRANSPORTATION



HIGHWAYS/DAILY TRAFFIC COUNTS

Interstate 90/39.....	3 Exits Greater Beloit
Interstate 43.....	2 Exits
USH 51.....	Through Beloit
Highways 81 and 213.....	Through Beloit

AIRPORTS

Beloit Airport.....	Beloit, WI
Rock County Airport.....	Janesville, WI
Greater Dane County Airport.....	Madison, WI
General Mitchell International.....	Milwaukee, WI
Greater Rockford Airport.....	Rockford, IL
Chicago O'Hare International.....	Chicago, IL

RAIL SERVICE

Iowa, Chicago & Eastern Union Pacific

TRUCK SERVICE

Local Trucking Terminals.....	4
Common Carriers.....	15
Specialized Freight Haulers.....	4

BUS SERVICE

Beloit Transit System

Routes.....	6
Buses.....	13+1 paratransit vehicle
Intercity Buses.....	Greyhound Bus Lines
	Rockford-Peoria Lines
	VanGelder/USA Coach
	(service to O'Hare and Madison)



DISTANCE AND TRAVEL TIME FOR GOODS IN TRANSIT



City	Miles	Kilometers	Hours by Truck
Atlanta, GA.....	650	1040	10.83
Chicago, IL.....	97	155.2	1.62
Cleveland, OH.....	385	616	6.42
Dallas, TX.....	795	1272	13.25
Denver, CO.....	856	1369.60	14.27
Detroit, MI.....	363	580.8	6.05
Indianapolis, IN.....	273	436.8	4.55
Kansas City, MO.....	374	598.40	6.23
Los Angeles, CA.....	1,681	2689.60	28.02
Madison, WI.....	50	80	0.83
Memphis, TN.....	518	828.80	8.63
Milwaukee, WI.....	73	116.8	1.22
Minneapolis, MN.....	301	481.6	5.02
New Orleans, LA.....	870	1392	14.50
New York, NY.....	786	1257.6	13.10
Rockford, IL.....	18	28.8	0.30
St. Louis, MO.....	312	499.2	5.20
Seattle, WA.....	1,648	2636.8	27.47